

Ocean City 08226

ZIP code · NJ · New Jersey > Cape May County > Ocean City

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

666

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



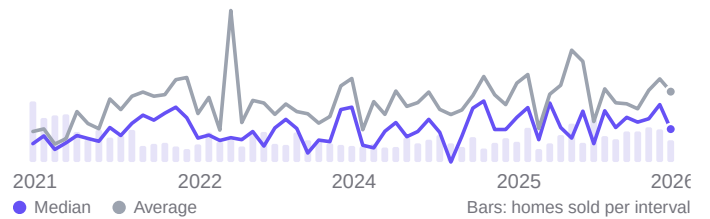
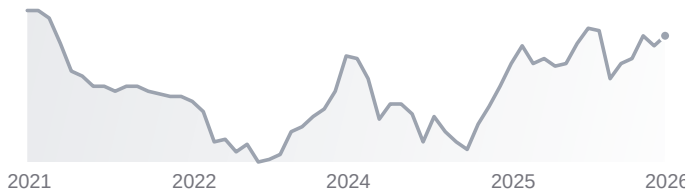
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$980K · Average \$1.4M

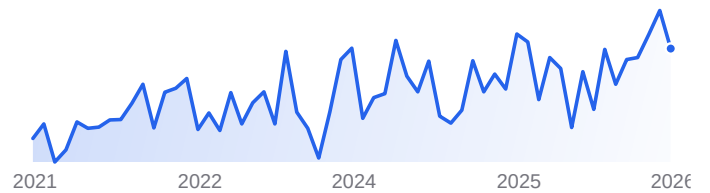
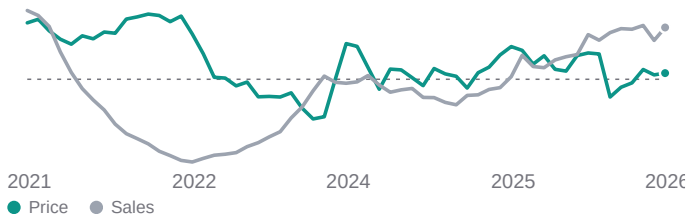


Growth (year over year)

Price +4.5% · Sales +37.9%

Price per square foot

\$804/ft²

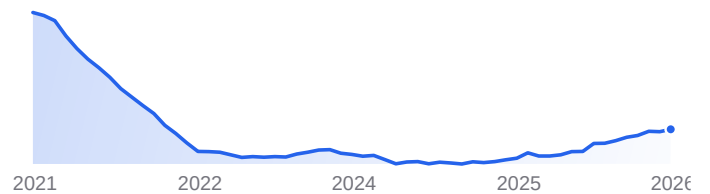
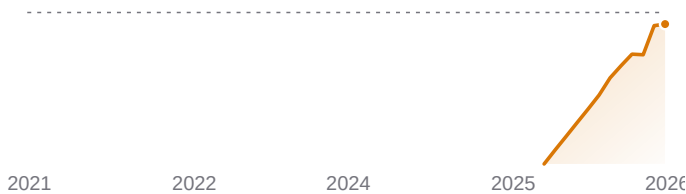


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

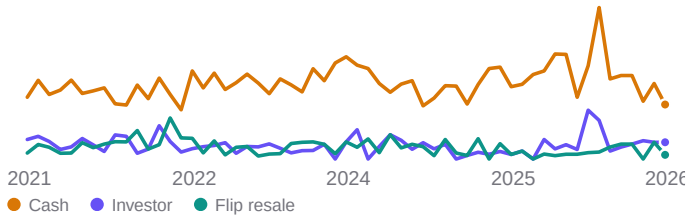
3.4%



BUYERS & OUTCOMES

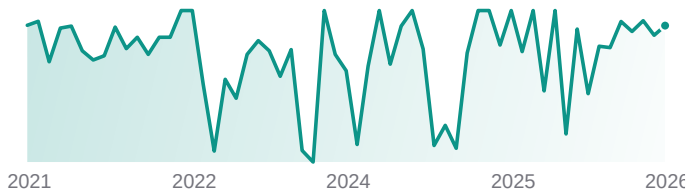
Buyer mix

Cash 31% · Investor 9.5% · Flip resale 2.4%



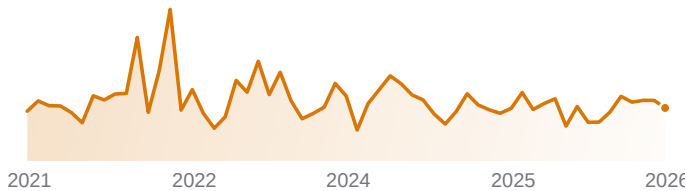
Sellers who sold at a gain

97%

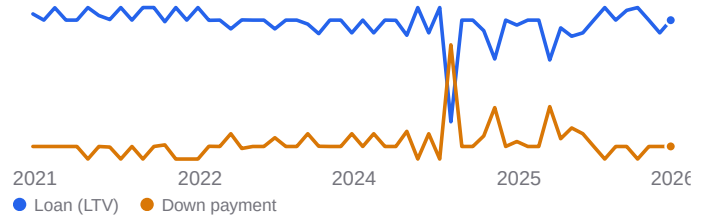


Median annualized return at resale

+8.0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



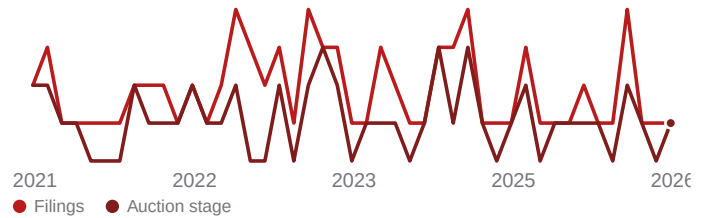
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,862
Median value (AVM)	\$1.2M
Median size	1,452 ft²
Median bedrooms	2
Median year built	1985
Single family	92%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.6%
Owner occupied	11%
Company owned	17%
Median loan-to-value	25%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	10,311
Density	941 / mi²
Median household income	\$104K
Average household income	\$136K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	38
Homes occupied	28%
Bachelor's or higher	32%
Poverty rate	5.9%
Unemployment	1.9%
Average temp	54°F
Annual precip	41 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.